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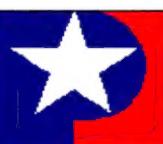
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Map

Block

Lot

1 of 1
CARDResidential
ARLINGTONAPPRAISED:
USE VALUE:
ASSESSED:Total Card / Total Parcel
818,100 / 818,100
818,100 / 818,100
818,100 / 818,100
Patriot
Properties Inc.
PROPERTY LOCATION

No	Alt No	Direction/Street/City
15		PERKINS ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: SULLIVAN FRANCIS X III	
Owner 2: RAYLA ELAINE	
Owner 3:	

Street 1: 15 PERKINS ST

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02476 Type:

PREVIOUS OWNER

Owner 1: DUNN JOSEPH P ETAL/ TRUSTEES -

Owner 2: DUNN REALTY TRUST -

Street 1: 15 PERKINS ST

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02476 Type:

NARRATIVE DESCRIPTION

This parcel contains .138 Sq. Ft. of land mainly classified as One Family with a Garrison Building built about 1937, having primarily Wood Shingle Exterior and 1731 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	8	Ledge
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6000		Sq. Ft.	Site		0	80.	1.00	9									480,000						480,000	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	6000.000	338,100		480,000	818,100		101240
							GIS Ref
							GIS Ref
							Insp Date
							04/27/18

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	338,100	0	6,000.	480,000	818,100		Year end	12/23/2021
2021	101	FV	328,200	0	6,000.	480,000	808,200		Year End Roll	12/10/2020
2020	101	FV	328,200	0	6,000.	480,000	808,200		Year End Roll	12/18/2019
2019	101	FV	245,900	0	6,000.	450,000	695,900	695,900	Year End Roll	1/3/2019
2018	101	FV	230,600	0	6,000.	372,000	602,600	602,600	Year End Roll	12/20/2017
2017	101	FV	230,600	0	6,000.	342,000	572,600	572,600	Year End Roll	1/3/2017
2016	101	FV	230,600	0	6,000.	312,000	542,600	542,600	Year End	1/4/2016
2015	101	FV	220,900	0	6,000.	306,000	526,900	526,900	Year End Roll	12/11/2014

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
DUNN JOSEPH P E	71477-478		8/15/2018	Family	680,000	No	No	4	
DUNN JOSEPH P &	69619-351		7/18/2017	Convenience		1	No	No	Kathleen M Dunn dod 2/19/2018--> Mary Ann Sul
DUNN JOSEPH P,	66198-377		10/8/2015	Convenience		1	No	No	
DUNN MARITA	27667-60		9/12/1997	Family		1	No	No	James A Dunn dod 8/2/1995

BUILDING PERMITS												ACTIVITY INFORMATION											
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name											
10/1/2020	1189	Redo Bas	40,000	C					4/27/2018	MEAS&NOTICE	CC	Chris C											
11/30/2018	1804	Heat App	16,000	C					4/11/2013	Info Fm Prmt	MM	Mary M											
10/23/2018	1576	Redo Kit	47,000	C					1/15/2009	Measured	336	PATRIOT											
12/11/2012	1628	New Wind	20,300	C					10/27/2000	Hearing Chag	201	PATRIOT											
8/12/2008	910	Manual	1,900	C				rebuild rear stair	11/30/1999	Meas/Inspect	268	PATRIOT											
12/6/2007	1096	Re-Roof	6,036	C					1/1/1982		GP												

Sign: VERIFICATION OF VISIT NOT DATA _____ / _____ / _____

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH											
Type: 05 - Garrison	Sty Ht: 2A - 2 Sty +Attic	(Liv) Units: 1	Total: 1	Full Bath: 1	Rating: Average	A Bath:	Rating:	2 FPL'S NON-FUNC.															
Foundation: 1 - Concrete	Frame: 1 - Wood	Prime Wall: 1 - Wood Shingle	Sec Wall:	3/4 Bath:	Rating:	A 3QBth:	Rating:																
Roof Struct: 1 - Gable	Roof Cover: 1 - Asphalt Shgl	Color: TAN	View / Desir:	1/2 Bath: 1	Rating: Average	A HBth:	Rating:																
OthrFix: 1	Rating: Average	OthrFix: 1	Rating: Average																				
GENERAL INFORMATION				OTHER FEATURES				RESIDENTIAL GRID															
Grade: C+ - Average (+)	Year Blt: 1937	Eff Yr Blt:	Alt LUC:	Kits: 1	Rating: Average	A Kits:	Rating:	1st Res Grid Desc: Line 1 # Units 1															
Jurisdct: G10	Fact: .	Const Mod:	Lump Sum Adj:	Fpl:	Rating:	Upper		Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O			
Location:	Total Units:	WSFlue:	Name:	Lower		Lvl 2																	
				Lvl 1																			
				Totals	RMS: 7	BRs: 3	Baths: 1	HB: 1															
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN											
Avg Ht/FL: STD	Prim Int Wal: 2 - Plaster	Sec Int Wall:	Partition: T - Typical	Phys Cond: AG - Avg-Good	26. %	Functional:	%	Exterior:	No Unit	RMS	BRS	FL											
				Economic:	%	Interior:			1	7	3	M											
				Special:	%	Additions:																	
				Override:	%	Kitchen:																	
				Total: 26.4 %		Baths:																	
						Plumbing:																	
						Electric:																	
						Heating:																	
						General:																	
CALC SUMMARY				COMPARABLE SALES																			
Bsmnt Flr: 12 - Concrete	Subfloor:	Bsmnt Gar: 1	Electric: 3 - Typical	Basic \$ / SQ: 140.00	Size Adj.: 1.31964278	Const Adj.: 0.98500049	Adj \$ / SQ: 181.979	Rate	Parcel ID	Typ	Date	Sale Price											
				Other Features: 73608	Grade Factor: 1.10	NBHD Inf: 1.00000000	NBHD Mod:																
				LUC Factor: 1.00	Adj Total: 459432	Depreciation: 121290	Depreciated Total: 338142	WtAv\$/SQ:	AvRate:	Ind.Val													
					Juris. Factor: 1.00	Before Depr: 200.18	Final Total: 338100	Juris. Factor:	1.00	Before Depr:	200.18	Special Features: 0	Val/Su Net: 133.16	Final Total:	338100	Val/Su SzAd: 215.63	Net Sketched Area: 2,539	Total: 344,057					
MOBILE HOME				Make:	Model:	Serial #:	Year:	Color:															
SPEC FEATURES/YARD ITEMS								PARCEL ID 152.0-0009-0006.A								IMAGE							
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
More: N	Total Yard Items:	Total Special Features:						Total:															